

# Special Session

<b>Agenda Item #</b>	3
<b>Meeting Date</b>	23 April 2007
<b>Prepared By</b>	Iлона Blanchard Senior Planner
<b>Approved By</b>	Barbara B. Matthews City Manager

<b>Discussion Item</b>	Resolution Commenting on Proposed Subdivision: Landmark Engineering/White - 99 Ritchie Avenue
<b>Background</b>	<p>The Council is being asked to consider a resolution of support for the proposed subdivision of 99 Ritchie Avenue. The proposal provides for the subdivision of the property, located at the intersection of Ritchie Avenue and Geneva Avenue, into two parcels. The property is owned by Ms. Stephanie White. The property meets minimal standards for subdivision as established by the zoning ordinance. In addition to subdivision approval and Department of Permitting Services approval, any new building will require a stormwater plan and a tree protection plan prior to development. The proposed subdivision was initially reviewed by the Council on October 16, 2006.</p> <p>The proposal was presented to the Ritchie Citizen's Association for comment. Concerns expressed by members were limited to the potential impact of the proposal on the existing trees. There are four oaks of over 30 inches in trunk diameter located on the front half of the property. The adjoining property owner, contacted by staff following the Council's initial review of the proposal, does not oppose the project.</p> <p>City staff has completed its review of the plan and made certain recommendations to the property owner regarding the dedication of the right-of-way and the development of a tree protection plan. These recommendation have been incorporated into the preliminary plan and tree save drawings submitted by the applicant.</p> <p>The attached resolution is for inclusion in the Park and Planning staff report for the M-NCPPC Planning Board Public Hearing, which is expected to be held on May 17.</p> <p>Per the Montgomery County Code Chapter 50 (on subdivision of land), "in determining the acceptability of a preliminary plan submitted under this Chapter, the Planning Board must consider the applicable master plan, sector plan, or urban renewal plan. A preliminary plan must substantially conform to the applicable master plan, sector plan, or urban renewal plan, including maps and text, unless the Planning Board finds that events have occurred to render the relevant master plan, sector plan, or urban renewal plan recommendation no longer appropriate."</p>
<b>Policy</b>	<p><u>Memorandum of Understanding</u></p> <p>The Memorandum of Understanding between the City and the Planning Board establishes a coordinated review process for subdivision and site plan applications in</p>

	<p>Takoma Park. All development of commercial property in the City greater than 1,000 square feet is required to go through the site plan review process. All properties that have proposed buildings across property must go through subdivision for consolidation.</p> <p>A two-thirds majority vote of the Planning Board is required to take any action relating to land use planning within the City that is contrary to a Resolution of the Mayor and City Council.</p> <p><b>Takoma Park 2000 Master Plan</b></p> <p>Retain existing single-family detached character throughout most of Takoma Park, the existing mix and distribution of apartment uses, and the rights to develop existing properties and replace existing residential structures.</p> <p>Restore, maintain, and improve the infrastructure of older neighborhoods by provision of sidewalks, curbs, lighting, landscaping, and other improvements, as needed.</p>
<b>Fiscal Impact</b>	None
<b>Attachments</b>	<p>99 Ritchie Avenue Preliminary Plan of Subdivision</p> <p>Resolution of Support</p>
<b>Recommendation</b>	Review and adopt attached resolution.
<b>Special Consideration</b>	The subdivision of 99 Ritchie Avenue is scheduled to be heard by the Planning Board on May 17, 2007.

Introduced by:

**CITY OF TAKOMA PARK, MARYLAND  
RESOLUTION 2007 -**

**Resolution on the Proposed Subdivision of  
99 Ritchie Avenue**

**WHEREAS**, Stephanie White, the owner of 99 Ritchie Avenue in Takoma Park, is proposing to subdivide her property into two separate parcels; and

**WHEREAS**, the Montgomery County Planning Board is responsible for the review and approval of all subdivision requests within the City of Takoma Park; and

**WHEREAS**, the Takoma Park City Council also reviews subdivision requests within the City of Takoma Park, and advises the Montgomery County Planning Board of additional information or City policies or positions when present; and

**WHEREAS**, the Council accepted public comment and considered the proposed subdivision on October 16, 2006.

**NOW, THEREFORE, BE IT RESOLVED** that the Council of the City of Takoma Park, Maryland recommends approval of the subdivision of 99 Ritchie Avenue with the following conditions:

1. Retain the reduced right-of-way dedication at 99 Ritchie Avenue that includes the sidewalk but excludes the retaining wall.
2. Do not require the construction of a sidewalk on the new lot at this time and retain the 39-inch white oak in the City right-of-way.
3. Retain the proposed tree save plan with recommendations from the M-NCPPC Environmental Planner.

Adopted this \_\_\_\_ day of \_\_\_\_\_, 2007.